



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA JUNE 16, 2015 (REVISED)

Time & Location: 6:00 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call Meeting to Order
 - B. Pledge of Allegiance
 - C. Roll Call
 - D. Declaration of Quorum
 - E. Approval of Minutes
 - F. Communications, Bills, Expenditures & Legal Counsel Report
 - G. Reports, Announcements & Department Concerns
 - H. Public Hearings
1. **TABLED TO JULY 21, 2015 - Docket No. 14100008 Z: 321 W. Main Street Rezone.**
~~The applicant seeks approval to rezone two parcels (totaling 0.33 acres) from R-2/Residential, to B-5/ Business. The site is located 321 W. Main Street. It is currently zoned R-2/Residential and lies within Old Town Overlay, Character Subarea. Filed by Ms. Soori Ardalan, owner.~~
 2. **Docket No. 15040008 DP/ADLS: Indiana Spine Group Building Addition (Meridian & Main, Phase 1, Parcel 4).** The applicant seeks site plan and design approval for a 43,875 sq. ft. building addition and additional parking area. The site is located along US 31 at 13225 N. Meridian St. The property is zoned B-6/Business within the US 31 Overlay Zone. Filed by Roger Kilmer of Faegre Baker Daniels, on behalf of Browning Real Estate Properties.
 3. **Docket No. 15050008 CA: Cherry Tree Grove Subdivision, Commitment Amendment.** The applicant seeks approval to modify the commitments in order to remove the requirement to add an east/west path within Common Area 4 (near/along the south side of Lots 9, 10, 11). The Commitments were made by the then developer to City Council as part of the 2006 rezone approval change from S-1 to S-2, under City Council Ordinance Z-498-06 (Plan Commission Docket No. 06060016 Z). The site is located east of Cherry Tree Rd, and south of 146th St., at 0 Brauer Ln. It is zoned S-2/Residence. Filed by Jeremy Kashman, City Engineer for the City of Carmel, on behalf of the Carmel Plan Commission.

I. Old Business

1. **TABLED TO JULY 21, 2015-Docket No. 15020008 Z: Johnson Addition Overlay Rezone.**
The applicant seeks to Rezone properties in the Johnson Addition neighborhood, generally located south of Main St. and west of 4th Ave SW, comprising 88 parcels in the R-2/Residence District, to be included within the Johnson Addition District Overlay Zone. The properties are identified by the following addresses: 400-825 Emerson Rd., 110-149 Lantern Ln., 100-148 Park Ln., 7-158 Sherman Dr., 55-148 York Dr. Filed by the Carmel Dept. of Community Services on behalf of the Carmel Plan Commission.

J. New Business

1. **Docket No. 15040007 ADLS: Penske Chevrolet Parking Expansion.**
The applicant seeks site plan and design approval for a 100-space vehicle inventory & display parking area. The site is located at 3202 E. 96th Street, at the northeast corner of 96th/Keystone – the former Shell gas station site. It is zoned B-3/Business and Keystone Overlay Zone. Filed by Jason Longhurst of Nowak & Fraus Engineers, on behalf of Penske Chevrolet.
2. **Docket No. 15050005 ADLS: Firebirds Restaurant at Drury Plaza Hotel.**
The applicant seeks approval to build a new restaurant on a vacant pad (which was planned for a stand-alone restaurant building). The site is located at 9611 N. Meridian St. and is zoned PUD within the Drury Plaza Hotel PUD. Filed by Donna Brown of Interplan LLC on behalf of the owner.

K. Adjournment